



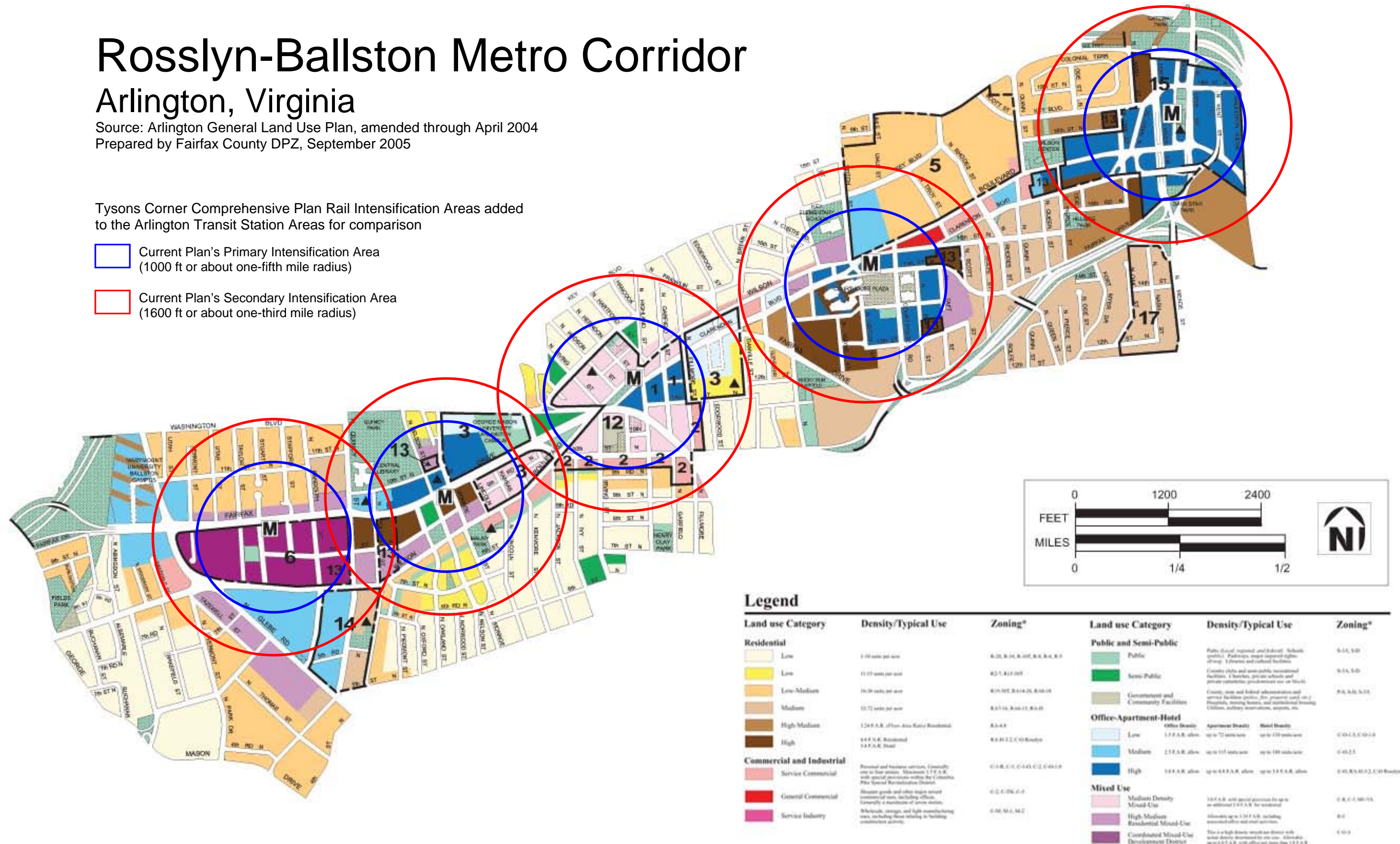
Rosslyn-Ballston Metro Corridor

Arlington, Virginia

Source: Arlington General Land Use Plan, amended through April 2004
Prepared by Fairfax County DPZ, September 2005

Tysons Corner Comprehensive Plan Rail Intensification Areas added to the Arlington Transit Station Areas for comparison

-  Current Plan's Primary Intensification Area (1000 ft or about one-fifth mile radius)
-  Current Plan's Secondary Intensification Area (1600 ft or about one-third mile radius)



Legend

Land use Category	Density/Typical Use	Zoning*	Land use Category	Density/Typical Use	Zoning*
Residential			Public and Semi-Public		
 Low	1-10 units per acre	R-20, R-10, R-10T, R-8, R-4, R-3	 Public	Public (school, regional and federal). Schools, public facilities. Pathways, major regional rights-of-way. Libraries and cultural facilities.	S-1A, S-2
 Low	11-17 units per acre	R-3.5, R-1.5, R-1	 Semi-Public	County clubs and semi-public recreational facilities. 1-2 stories, private schools and private commercial development near city blocks.	S-1A, S-2
 Low-Medium	18-24 units per acre	R-10, R-8, R-4, R-3, R-1.5, R-1	 Government and Community Facilities	County, state and federal administrative and service facilities (public, fire, police, court, etc.). Hospitals, nursing homes, and institutional housing. Colleges, military installations, airports, etc.	P-8, S-1B, S-1A
 Medium	25-32 units per acre	R-8, R-4, R-3, R-1.5, R-1	Office-Apartment-Hotel		
 High-Medium	33-40 units per acre	R-4, R-3	 Low	Office Density: 1.5 F.A.R. allow; Apartment Density: up to 12 units/acre; Hotel Density: up to 110 units/acre	O-1A, O-1.5, O-2, O-3
 High	41-50 units per acre	R-4, R-3, R-1.5, R-1	 Medium	Office Density: 2.5 F.A.R. allow; Apartment Density: up to 115 units/acre; Hotel Density: up to 100 units/acre	O-2, O-3
Commercial and Industrial			 High	Office Density: 3.5 F.A.R. allow; Apartment Density: up to 44 F.A.R. allow; Hotel Density: up to 100 F.A.R. allow	O-3, O-3A, O-3.5, O-4, O-4.5
 Service Commercial	Personal and business services. Generally one to four stories. Maximum 1.5 F.A.R. with special provisions within the Columbia Pike Special Redevelopment District.	C-1A, C-1.5, C-2, C-3, C-4, C-5	Mixed Use		
 General Commercial	Business goods and other major retail commercial uses, including offices. Generally a maximum of seven stories. Wholesale, storage, and light manufacturing uses, including those relating to building construction activity.	C-2, C-3, C-4	 Medium Density Mixed-Use	1.5 F.A.R. with special provisions for up to an additional 1.5 F.A.R. for residential.	O-3, O-3.5, O-4
 Service Industry		C-3, C-4, C-5	 High-Medium Residential Mixed-Use	Allowable up to 1.5 F.A.R. including associated office and retail activities.	O-4
			 Coordinated Mixed-Use Development District	This is a high density mixed-use district with special provisions for up to an additional 1.5 F.A.R. for residential.	O-4.5

Land Use and Development along the Rosslyn-Ballston Metro Corridor
Arlington, Virginia

The Tysons Corner Coordinating Committee requested Fairfax County Department of Planning and Zoning staff to research the character and intensity of development along the Rosslyn-Ballston Metro Corridor in Arlington County, Virginia. The results of the analysis provide examples of development and land use surrounding existing Metrorail stations and the overall corridor. The following analysis describes the planned, zoned and existing development around each of the five stations along the Rosslyn-Ballston corridor and the overall corridor in terms of intensity and type of land use.

Rosslyn-Ballston Overall Corridor Development

The Rosslyn-Ballston Metro Corridor contains five metro stations and five corresponding metro station areas: Rosslyn, Courthouse, Clarendon, Virginia Square, and Ballston. The five station areas as defined by Arlington County encompass about 1,000 acres and include a total of approximately 58.6 million square feet (MSF) of development (existing and under construction).

The station areas range in size from about 140 acres to 275 acres, and each of them includes an intense development area (referred to as a “bull’s eye” pattern), which focuses high intensity development generally within one-quarter mile (1,320 feet) of the Metro station entrance. The “bull’s eye” areas generally have intensities between 2.5 floor area ratio (FAR) to 4.8 FAR. However, a few of the parcels adjacent to the Rosslyn and Ballston Metro station entrances are zoned with greater intensities, extending up to 6.0 and 10.0 FAR, if they meet certain provisions.

The overall intensity of existing development in the Rosslyn-Ballston corridor is about 1.31 FAR. The Rosslyn station area (236 acres) has the highest intensity with an average intensity at about 1.78 FAR, and Clarendon station area (171 acres) has the lowest intensity of around 0.60 FAR. The corridor is zoned with a wide variety of land use and intensity, ranging from residential use, at one to ten dwelling units per acre to high intensity office and residential mixed-use at 4.8 FAR.

The “bulls-eye” development pattern creates a concentrated level of development density within the station areas, centered on the station entrances, with a tapering level of development around the entrance. The taper transitions the higher intensity smoothly into the low density communities surrounding the station area. The areas adhere to strict boundary lines to protect, preserve, and separate the existing, stable communities from the station areas.

In addition to intensity variations, the mixture of uses at each station relate to their land use function identified in the Arlington General Land Use Plan. Rosslyn focuses on highly intense office and residential mixed-use; Courthouse, on governmental and institutional use; Clarendon, on restaurant and retail; Virginia Square, on educational and institutional; and Ballston, on highly intense retail. Overall, this pattern allows for mixed-use nodes of activity where citizens can utilize public transit to work, eat, live, play, study, and shop in the same vicinity.

Attachment A provides summary tables that quantify the existing land use and intensities within each Metro station area.

Individual Station Areas:

The following pages describe the existing, zoned, and planned land use and development intensities around the five metro stations of the Rosslyn-Ballston Corridor. The primary sources of this information were the Arlington General Land Use Plan (amended through April 2004) and a document entitled, *Development Capacity in Arlington's Metro Corridors* (Prepared by the Arlington County Department of Community Planning, Housing and Development, September 2004). In addition, the Tysons Plan's development intensification areas of 1,000 foot and 1,600 foot radii were added to each Arlington station area map and show that in most cases the high intensity development is consistently located within these boundaries.

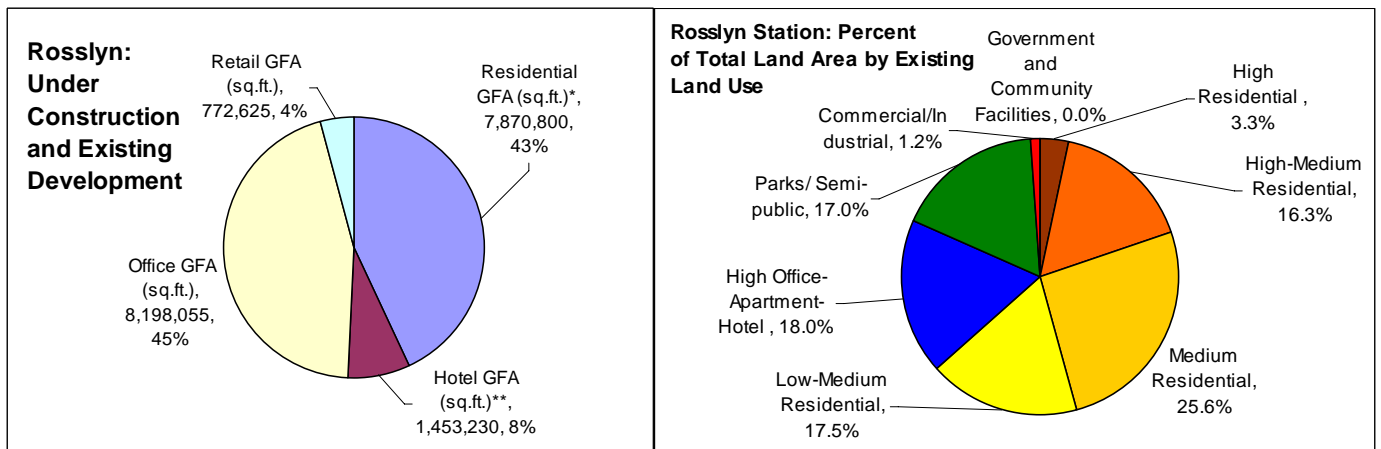
Rosslyn Metro Station Area

The Rosslyn Metro station is characterized by a substantial amount of highly intense residential and hotel resources and office buildings. It is the headquarters of several major private and public corporations and institutions. The character of the area focuses on the maximization of Rosslyn's physical and economic development through high quality architecture and mixed-use urban design.

The majority of the land use within 1600 feet of the Rosslyn Metro station is planned for a substantial amount of medium to high residential use at a 3.24 FAR and mixed-use office-apartment-hotel use at a 3.8 to 4.8 FAR. The majority of the area within 1000 feet of the Rosslyn metro station is zoned as a C-O district, which allows up to a 3.8 FAR for office and hotel use with an extension to a 4.8 FAR inclusive of residential use. Over the last 10 years, more intense development has been permitted in this area and exceeds the 4.8 FAR, as allowed in the Rosslyn Coordinated Redevelopment District, adopted in 1996.

The higher intensity is permitted by the County Board under special exception and is zoned C-O Rosslyn. The district permits up to a 10.0 FAR in exchange for certain amenities offered by the property owners/developers. The amenities include provisions such as open space, a significant residential component with the mixed-use project, enhanced retail facilities and pedestrian, vehicular, and mass transit circulation systems. Only three parcels are designated as C-O Rosslyn, of which two have utilized this intensity of up to 10.0 FAR. One parcel, the existing Waterview Building was constructed at a 9.9 FAR. The second parcel (1881 Nash Street) is currently under construction. See maps on following page for further detail on the 1,000 and 1,600 foot boundary line and parcel land use.

Existing development in the Rosslyn station area has an overall intensity of 1.78 FAR (or 18.3 million square feet of development on 236 acres of land). The majority of the existing land use within the Rosslyn area is either office (45%) or residential (43%), which encompass approximately 80% of the total land area within the station area. The following pie charts express the types of land use present and under construction in the station area and the amount of land area that these uses cover, as of June 30, 2004.



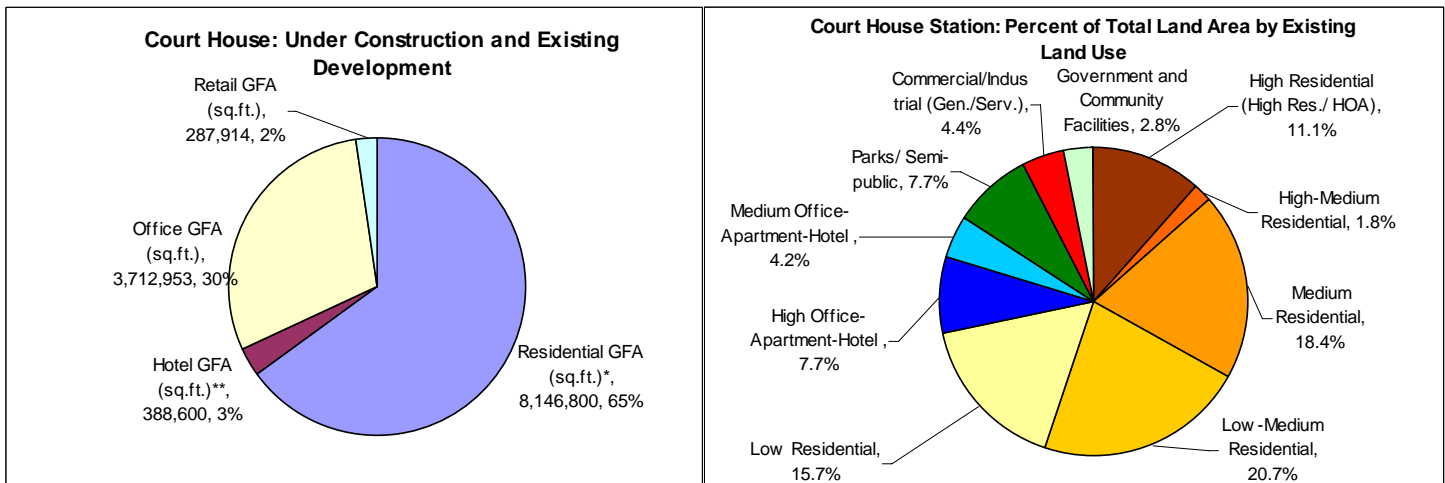
Land Use Category	General Land Use Plan (GLUP)	Zoning
High Residential	4.8 FAR Residential, 3.8 FAR Hotel	RA-H-3.2, C-O
High-Medium Residential	3.24 FAR Residential	RA-4.8
Medium Residential	32-72 du/ac	RA-7-16; RA6-15; RA-H
Low-Medium Residential	16-36 du/ac	R15-30T; RA14-26; RA8-18
High Office-Apartment-Hotel	3.8 FAR Office; <4.8 FAR Apartment; <3.8 FAR Hotel	C-O, RA-H-3.2, C-O
Parks/ Semi-public		S-3A, S-D
Commercial/Industrial		C1-R, C-2, C-O 2.5; C-3;
Government and Community Facilities		S-3A

Court House Metro Station Area

The Court House Metro station area contains the Arlington County government offices, centered on Court House Plaza. Although these government facilities are highlighted within the station area, there are two special districts designated to protect and preserve the presence of residential neighborhoods near these facilities and the Metro, especially the provision of affordable housing. These districts include the Coordinated Preservation and Development District and the Special Affordable Housing Protection District.

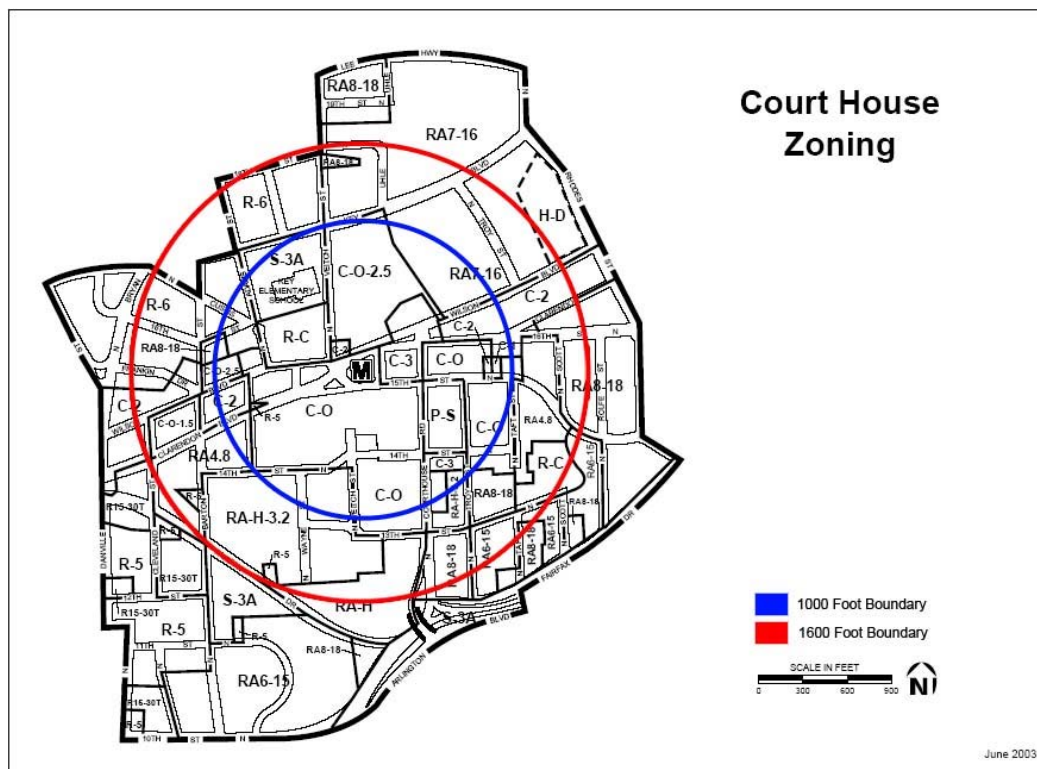
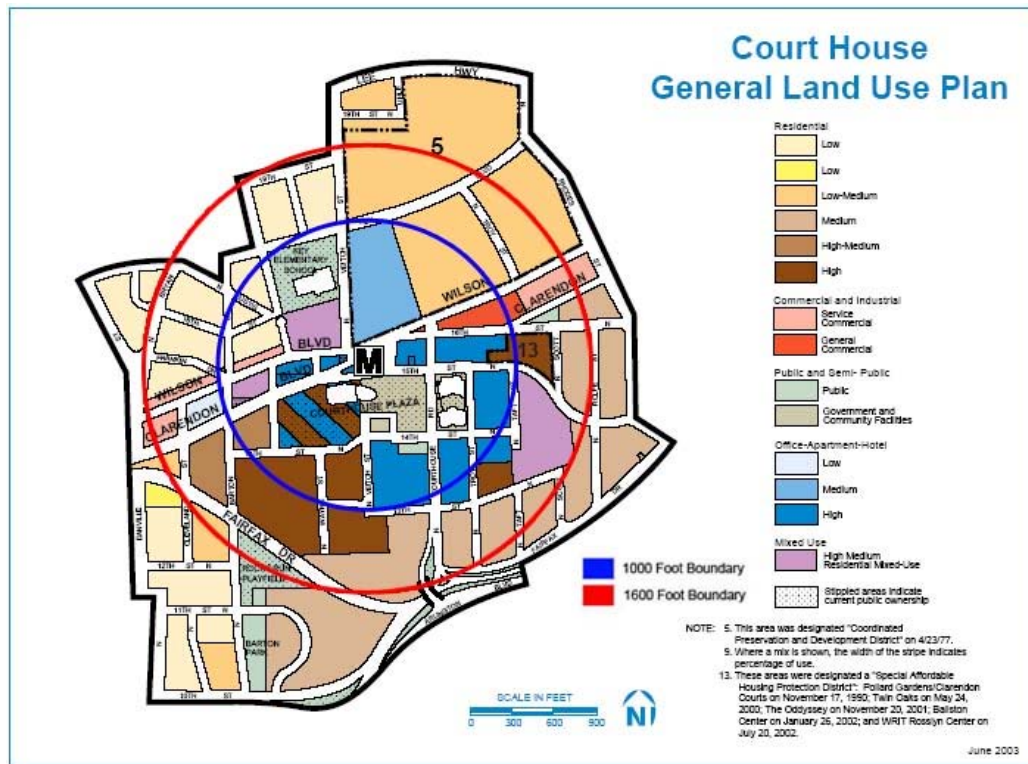
The majority of the land use within 1600 feet of the Court House Metro station is planned for residential use, including medium residential use at 32-72 dwelling units per acre (du/ac), low-medium residential use at 16-36 du/ac, and low residential use one to fifteen du/ac. However, the majority of the area within 1000 feet of the station entrance is planned for high intensity residential and office uses. The majority of this area is zoned as a C-O district, which allows up to a 3.8 FAR for office and hotel use with an extension to a 4.8 FAR if residential use is included. See maps on following page for further detail on the 1,000 and 1,600 foot boundary line and parcel land use.

Existing development in the Court House station area has an overall intensity of 1.45 FAR (or approximately 12.5 MSF of development on 198 acres of land). The majority of the existing land use within the Court House area is residential use (65%), which encompasses approximately 70% of the total land area within the station area. Many of the other stations along the R-B Metro corridor contain a large amount of low density residential; however, the residential use in Court House consists of an almost equal division of a variety of housing types, from highly intense residential mixed-use to low density residential. The following pie charts express the types of land use present or under construction in the station area and the amount of land area that these uses cover, as of June 30, 2004.



Land Use Category	General Land Use Plan (GLUP)	Zoning
High Residential	4.8 FAR Residential, 3.8 FAR Hotel	RA-H-3.2, C-O
High-Medium Residential	3.24 FAR Residential	RA-4.8
Medium Residential	32-72 du/ac	RA-7-16; RA6-15; RA-H
Low-Medium Residential	16-36 du/ac	R15-30T; RA14-26; RA8-18
High Office-Apartment-Hotel	3.8 FAR Office; <4.8 FAR Apartment; <3.8 FAR Hotel	C-O, RA-H-3.2, C-O
Parks/ Semi-public		S-3A, S-D
Commercial/Industrial		C1-R, C-2, C-O 2.5; C-3;
Government and Community Facilities		S-3A

1000-1600 Foot Delineations of Rosslyn-Ballston Corridor
General Land Use Map Plan and Zoning
Prepared by Fairfax County Department of Planning & Zoning, August 2005



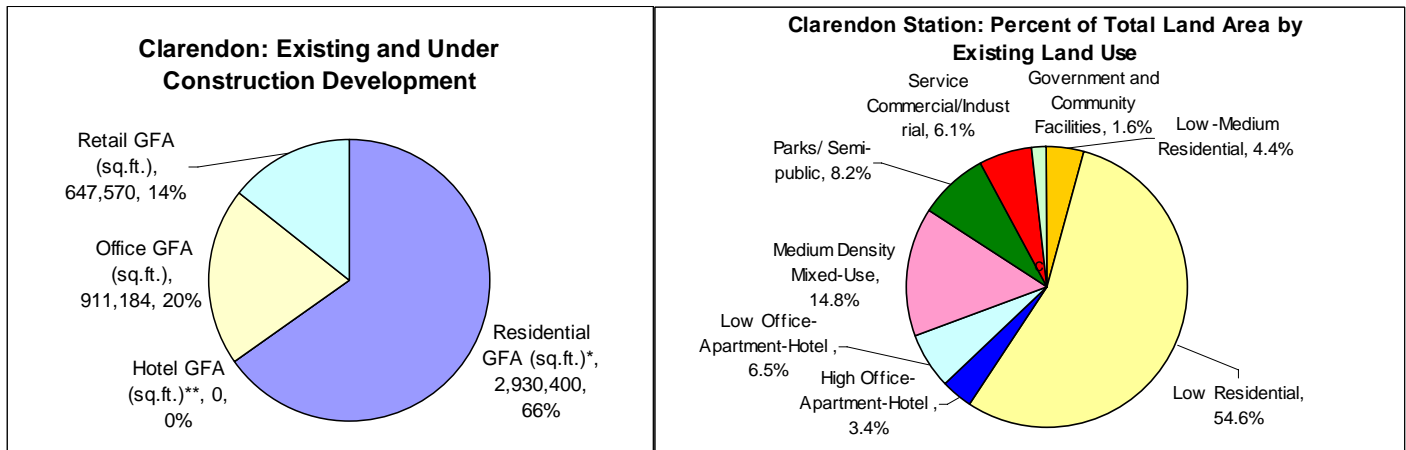
Clarendon Metro Station Area

Development in the Clarendon Metro station area has occurred linearly on Wilson and Clarendon Boulevards. Because of the linear development, the majority of the area within 1,000 foot of the station is planned as a special district, the Clarendon Revitalization District. The designation promotes development near the Metro, restricts building heights, and ensures a smooth transition between the new commercial and residential projects and the older surrounding neighborhoods. This area is planned for medium density mixed use development at a C-R and C-3 zoning districts, and high office-apartment-hotel use at a C-O district. Many of the buildings in this area do not reach their planned maximum intensities.

Within the 1,600 foot boundary are other planned districts that further reinforce the transition between land uses and encourage high quality development standards to any large scale development. These districts include the Commercial Townhouse District and the Special Coordinated Mixed-Use District. In these areas, development transitions to the lower density residential neighborhoods with retail and townhouse development at C-TH, R-5, or R-6 zoning designations.

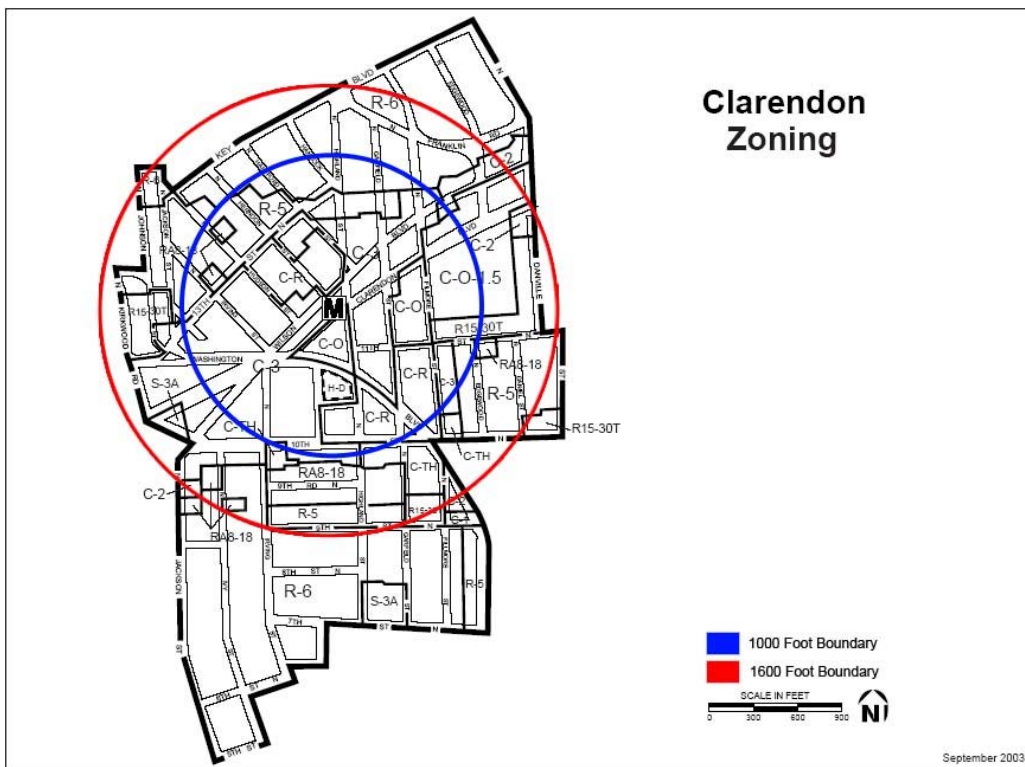
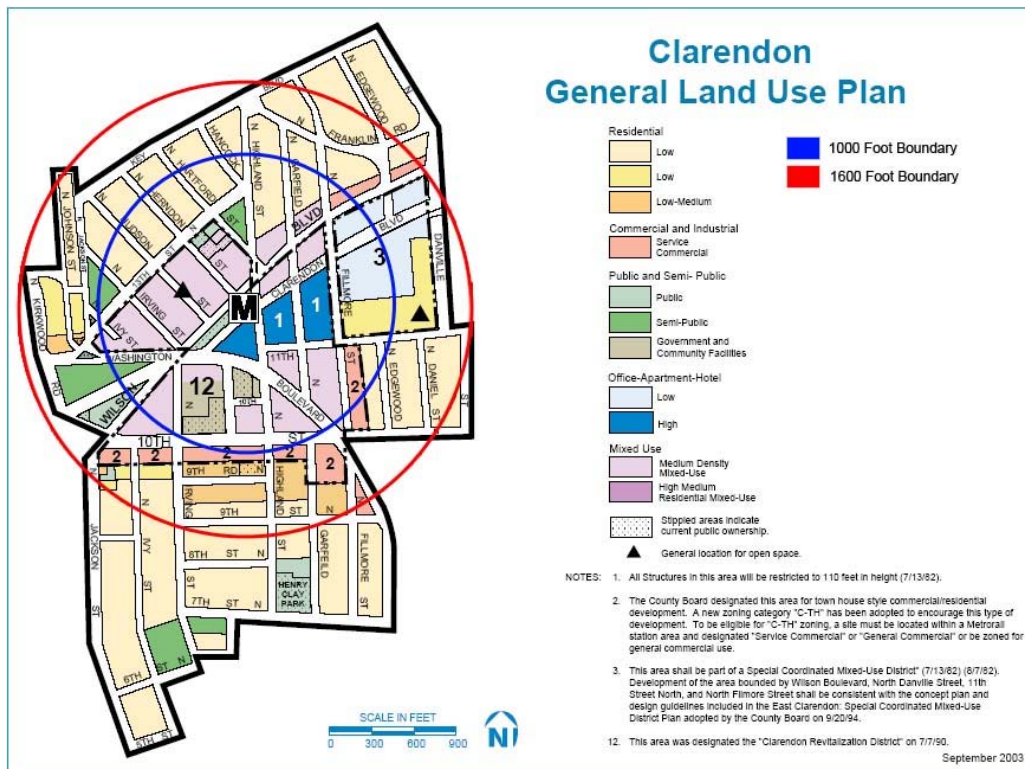
The Market Common project, planned as Special Coordinated Mixed-Use District, contains a mixture of retail and residential use. The area is zoned as C-O-1.5, which allows up to a 1.5 FAR. The development includes the Barnes and Nobles retail and residential development, the townhouses behind it, and the block with the Whole Foods and Baha Fresh. Developed as one unit, some of the unused intensity from one parcels (Whole Foods) was transferred onto another parcel (Barnes and Nobles), so as to increase the actual built intensity of the main block to 1.8 FAR. A significant amount of open space also was dedicated to the County as parkland and a planned buffer to the surrounding areas. See maps on following page for further detail on the 1,000 and 1,600 foot boundary line and parcel land use.

Existing development in the Clarendon station area has an overall intensity of 0.60 FAR (or approximately 4.5 MSF of development on 171 acres of land). The majority of the existing land use within this area is residential use (66%), which encompasses approximately 59% of the total land area within the station area, excluding the mixed-use residential component. A substantial amount of this residential is low density development at one to ten du/ac. The following pie charts express the types of land use present or under construction and the amount of land area that these uses cover, as of June 30, 2004.



Land Use Category	General Land Use Plan (GLUP)	Zoning
High Residential (High Res./ HOA)	4.8 FAR Residential, 3.8 FAR Hotel	RA-H-3.2, C-O
High-Medium Residential	3.24 FAR Residential	RA-4.8
Medium Residential	32-72 du/ac	RA-7-16; RA6-15; RA-H
Low-Medium Residential	16-36 du/ac	R15-30T; RA14-26; RA8-18
Low Residential	1-10 du/ac	R-20;R-10;R-10T;R-8;R-6;R-5
High Office-Apartment-Hotel	3.8 FAR Office; <4.8 FAR Apartment; <3.8 FAR Hotel	C-O, RA-H-3.2, C-O
Medium Office-Apartment-Hotel	2.5 FAR Office; <115 du/ac Apartment; <180 du/acHotel	C-O-2.5
Parks/ Semi-public		S-3A, S-D
Commercial/Industrial (Gen./Serv.)		C1-R, C-2, C-O 2.5; C-3;
Government and Community Facilities		S-3A

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Prepared by Fairfax County Department of Planning & Zoning, August 2005



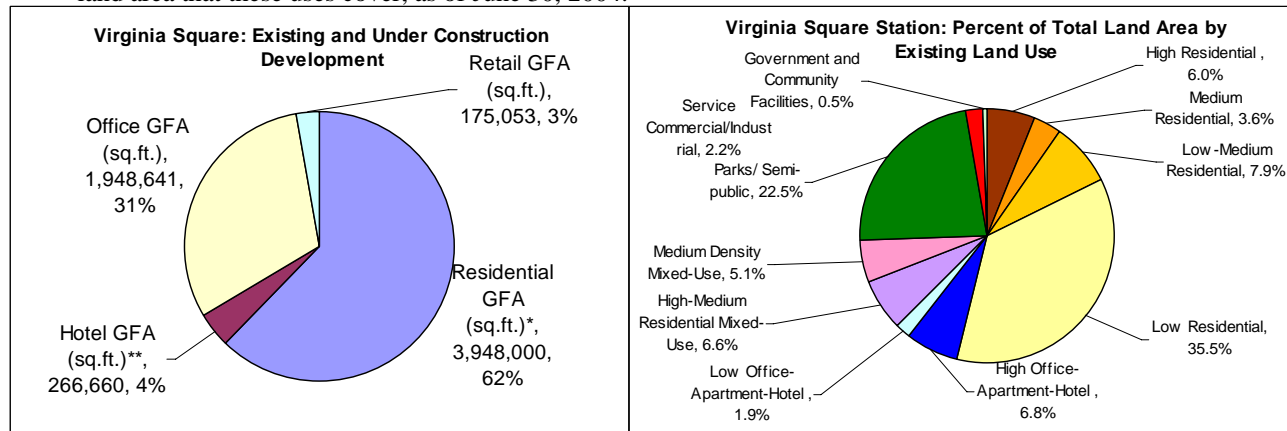
Virginia Square Metro Station Area

The Virginia Square Metro station area is characterized by the educational and institutional facilities of George Mason University (GMU) and the FDIC buildings. It has a similar, linear development pattern to the Clarendon area, along Wilson Boulevard (Blvd.) and Fairfax Drive. This area is planned for medium to high residential mixed-use, up to a 3.24 FAR and medium density mixed use. In general these properties are developed to the extent of the permitted intensities.

The area north of Wilson Blvd. within the 1600 foot radius is planned as a Special Coordinated Mixed-Use District, and is zoned C-O district. Similar to Clarendon, this district is intended for the redevelopment of larger sites that will result in significant changes to the station area. In this district, the GMU and the FDIC properties are planned for High Office-Apartment-Hotel use, which allows a base of 3.0 FAR for office and hotel use and extends to 4.3 FAR with residential units, community services and cultural facilities. Another example, the East End serves as a gateway between Virginia Square and Clarendon. This designation allows residential, retail and office use redevelopment up to 4.0 and 5.0 FAR. This area also makes special provisions for affordable housing, street level retail, and pedestrian amenities.

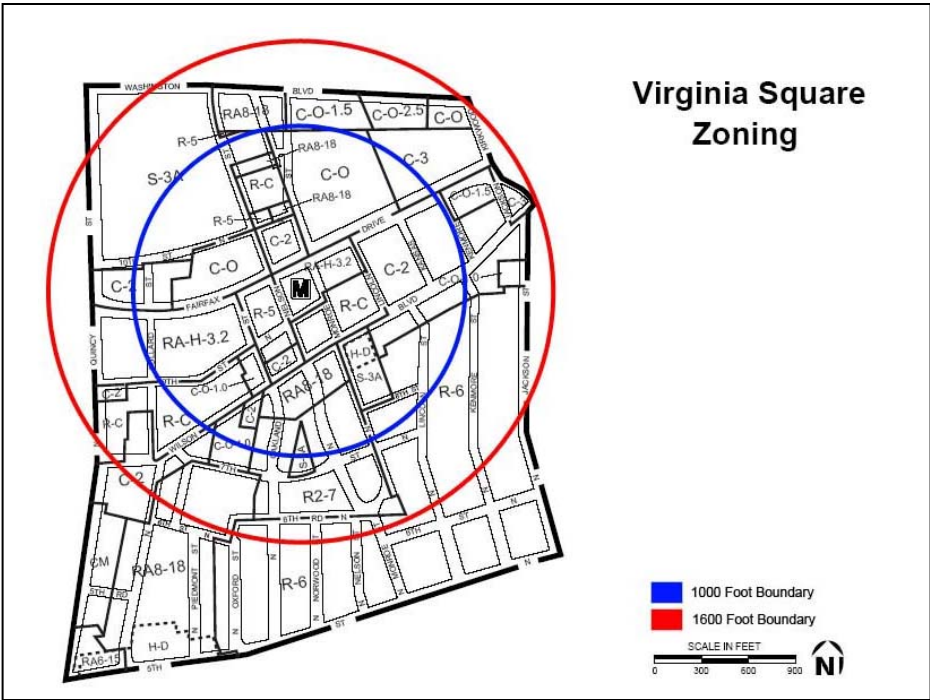
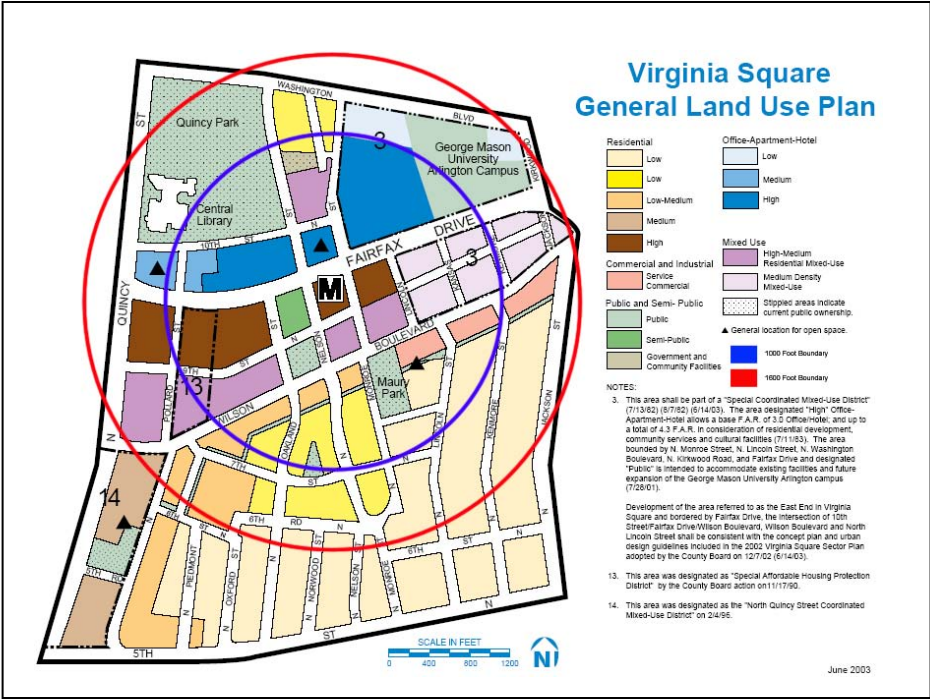
South of Wilson Blvd., outside of the 1000 foot radius and the Special Coordinated Mixed-Use District, low density residential neighborhoods exist at 11 to 15 dwelling units per acre (du/ac), tapering to a density of one to ten du/ac around 1600 feet. See map on following page for further detail on the 1,000 and 1,600 foot boundary line and parcel land use.

Existing development in the Virginia Square station area has an overall intensity of 1.02 FAR (or 6.3 MSF of development on 143 acres of land). The majority of the existing land use within the Virginia Square area is residential use (62%), which encompasses approximately half of the total land area within the station area. There is a substantial amount of mixed use development in this area. The following pie charts express the types of land use present or under construction in the station area and the amount of land area that these uses cover, as of June 30, 2004.



Land Use Category	General Land Use Plan (GLUP)	Zoning
High Residential	4.8 FAR Residential, 3.8 FAR Hotel	RA-H-3.2, C-O
Medium Residential	32-72 du/ac	RA-7-16; RA6-15; RA-H
Low-Medium Residential	16-36 du/ac	R15-30T; RA14-26; RA8-18
Low Residential	1-15 du/ac	R-20;R-10;R-10T;R-8;R-6;R-5
High Office-Apartment-Hotel	3.8 FAR Office; <4.8 FAR Apartment; <3.8 FAR Hotel	C-O, RA-H-3.2, C-O
Low Office-Apartment-Hotel	1.5 FAR Office; <72 du/ac Apartment; <110 du/acHotel	C-O-1.5; C-O-1.0
High-Medium Residential Mixed-Use	<3.24 FAR, with associated office & retail activities	R-C
Medium Density Mixed-Use	3.0 FAR (add 1.0 FAR Residential w. spec. provisions)	C-R; C-3; MU-VS
Parks/ Semi-public		S-3A, S-D
Service Commercial/Industrial	1-4 stories	C1-R, C-1, C-I-O, C-2, C-O-1.0
Government and Community Facilities		S-3A

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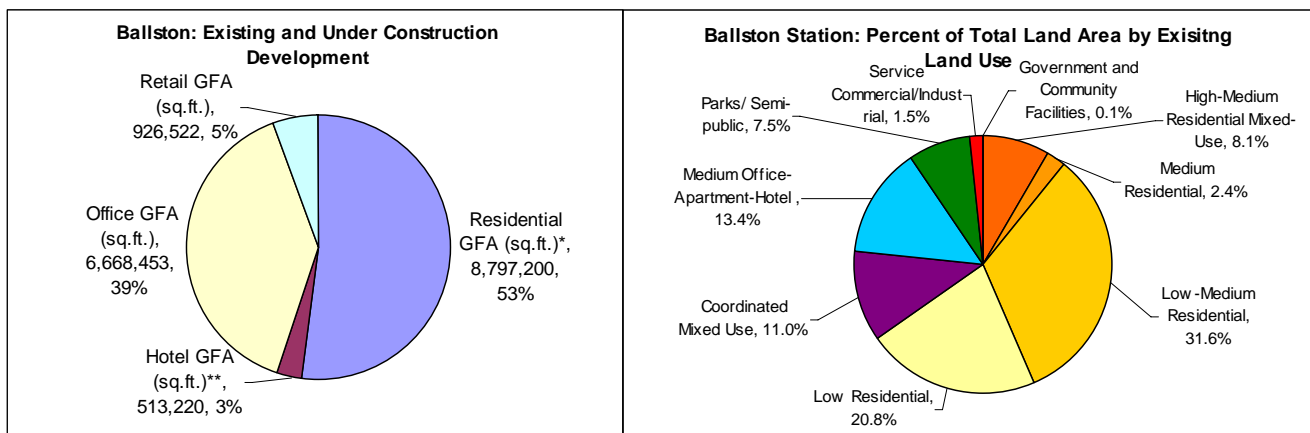


Ballston Metro Station Area

The Ballston station area is characterized as a “downtown” center with many residential developments integrated with employment centers. The majority of the highly intense development in Ballston is mixed-use and occurs within the 1600 foot radius. However, a “bowtie” pattern is a more accurate description of development, rather than a radial pattern. Development is concentrated between and along the crossing of Fairfax Drive and Glebe Road. Outside of the “bowtie” low and medium density residential uses are planned. The majority of the area inside the “bowtie” is planned for medium office-apartment-hotel use, which can reach an office density of 2.5 FAR, an apartment density of 115 units and a hotel density of 180 units per acre. It is zoned C-O-2.5, and includes such areas as the Ballston Mall. The Ballston Mall is zoned at a C-O-2.5 and constructed at a 2.63 FAR. On the same block as the Mall, the Ballston Point project, also zoned at a C-O-2.5, is proposed to be built at a 3.61 FAR.

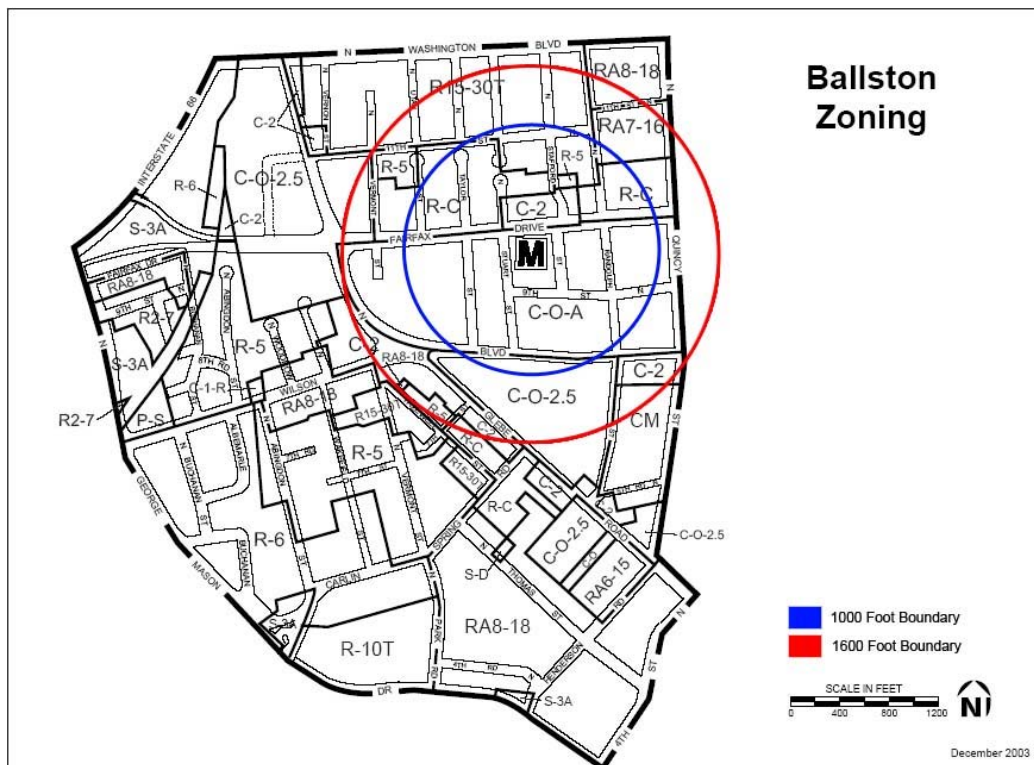
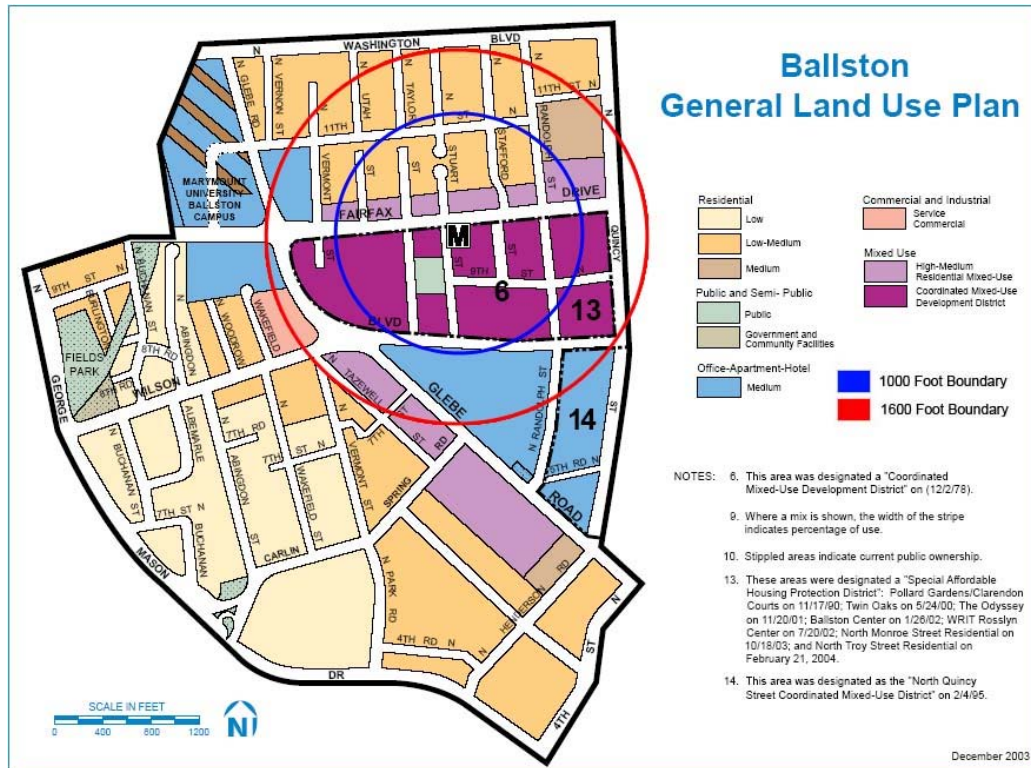
Around the Metro station entrance within the “bowtie,” the area is planned as the Coordinated Mixed-Use District. This district is located between Wilson Boulevard and Fairfax Drive. The County Board approved this district in 1978 to encourage intense mixed-use development and in 1980 adopted the C-O-A zoning district. The district establishes maximum densities and heights based on the specific site and land use type to fulfill the goal. It allows up to a 6.0 FAR under special exception, with office use not to exceed 3.0 FAR. Buildings in this area generally are built at 3.0 FAR, and several, including the Liberty building at Quincy Street, meet the 6.0 FAR. See map on following page for further detail on the 1,000 and 1,600 foot boundary line and parcel land use.

The overall intensity of the Ballston station area is approximately 1.41 FAR (or 16.9 MSF of development on 275 acres of land). The majority of the existing land use within the Ballston area is residential use (53%) and office use (39%). Approximately 63% of the land area is covered by residential use, and a significant amount either high density residential or high intensity mixed-use development. The following pie charts express the types of land use present or under construction in the station area and the amount of land area that these uses cover, as of June 30, 2004.



Land Use Category	General Land Use Plan (GLUP)	Zoning
High-Medium Residential Mixed-Use	<3.24 FAR, including asstd. office & retail activities	R-C
Medium Residential	32-72 du/ac	RA-7-16; RA6-15; RA-H
Low-Medium Residential	16-36 du/ac	R15-30T; RA14-26; RA8-18
Low Residential	1-15 du/ac	R-20;R-10;R-10T;R-8;R-6;R-5
Coordinated Mixed Use	<6.0 FAR (w. office not more than 3.0 FAR)	C-O-A
High-Medium Residential Mixed-Use	<3.24 FAR, including asstd. office & retail activities	R-C
Medium Office-Apartment-Hotel	2.5 FAR Office; <115 du/ac Apt; <180 du/ac Hotel	C-O-2.5
Parks/ Semi-public		S-3A, S-D
Service Commercial/Industrial	1-4 stories	C1-R, C-1, C-I-O, C-2, C-O-1.0
Government and Community Facilities		S-3A

1000-1600 Foot Delineations of Rosslyn-Ballston Corridor
General Land Use Map Plan and Zoning
Prepared by Fairfax County Department of Planning & Zoning, August 2005



Quantification Tables
(Information current as of June 30, 2004)

Rosslyn-Ballston Corridor: Existing and Under Construction Development Summary

Land Use	Unit of Measurement	Existing (Pre-1960-2004) (sq.ft)	Under Construction (sq.ft.)	Approved** (sq.ft.)	Total (sq.ft.): Existing & Under Construction
Office Space	(square feet)	19,681,788	1,757,498	2,106,269	21,439,286
Retail Space	(square feet)	2,681,933	127,751	176,785	2,809,684
Total Office/Retail	(square feet)	22,363,721	1,885,249	2,283,054	24,248,970
Residential	(units)	24,379	2,036	3,065	26,415
Hotel	(rooms)	3,577	336	436	3,913

Metro Corridor and Station Area Land Area

Metro Station Area	Total Land Area (acres)	Total Land Area (Sq.Ft.)
Rosslyn	236	10,280,160
Court House	198	8,624,880
Clarendon	171	7,448,760
Virginia Square	143	6,229,080
Ballston	275	11,979,000
Total R-B Corridor	1,023	44,561,880

Metro Station Areas: Development Summary & Estimated Intensity (FAR)

Metro Station Area	Residential GFA (sq.ft.)***	Hotel GFA (sq.ft.)****	Office GFA (sq.ft.)	Retail GFA (sq.ft.)	Total GFA (sq.ft.)	Total Land Area (sq. ft.)	Avg. FAR
Rosslyn	7,870,800	1,453,230	8,198,055	772,625	18,294,710	10,280,160	1.78
Court House	8,146,800	388,600	3,712,953	287,914	12,536,267	8,624,880	1.45
Clarendon	2,930,400	0	911,184	647,570	4,489,154	7,448,760	0.60
Virginia Square	3,948,000	266,660	1,948,641	175,053	6,338,354	6,229,080	1.02
Ballston	8,797,200	513,220	6,668,453	926,522	16,905,395	11,979,000	1.41
Total R-B Corridor	31,693,200	2,621,710	21,439,286	2,809,684	58,563,880	44,561,880	1.31

*Calculated as Build Out minus Existing or Under Construction

** Density that has been approved by the County Board but is not yet under construction

***Average residential unit size calculated using Arlington and Tyson's average residential unit size of 1,200 square feet per unit

****Average hotel room size calculated using Tyson's average hotel room size of 670 square feet per room